

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
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Project Name: The Granduer
Site Plan Review
1360 – 1372 Bayview Drive

Case #: 102-R-01

Date: 8/13/02

Comments :

1. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department with the owner's application for a Building Permit.
2. The architect is directed to route roof runoff into on site drainage system or into waterway so as to result in no additional adverse impact to adjacent property. This site has significant area of impervious coverage and stormwater could be a problem for adjacent properties if attention is not applied to this issue.
3. Engineer shall address how the fire hydrant will be shut down in order to relocate it. The valve for control is downstream of the proposed bend to relocate it. This relocation may in fact have to be a new wet tap and abandonment of the old hydrant service if Utilities Department cannot take down the six (6) inch main for this work as designed.
4. Engineer's selection of any access location or relocation shall consider whether relocation of lighting or power poles are necessary and appropriately coordinate with the Department well in advance or revise access so no conflict occurs if at all possible.
5. Please provide a lighting design for review in accordance with Section 47-20.14 of ULDR.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Cabba, Inc./The Grandeur

Case #: 83-R-02

Date: 8-13-02

Comments:

- 1) Flow test required
- 2) Fire sprinkler system required at permit.
- 3) Civil plan required showing location of fire main, hydrant, DDC, and FDC.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Cabba, Inc./The Grandeur

Case #: 83-R-02

Date: August 13, 2002

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Cabba, Inc./The Granduer

Case #: 83-R-02

Date: 8/13/02

Comments:

1. In the RMM-25 zoning district 35% of the gross lot square footage to be in landscape. The "Site Data" table on sheet SP-1 shows a landscape percentage of 21.9%.
2. Add rain sensor requirement to irrigation note.
3. Provide a list of the existing trees and palms on site and their disposition (remain, be relocated, or be removed). Any trees that would be good candidates for relocation should be relocated. For those trees removed, provide the equivalent replacement calculations.
4. Indicate any utilities on site that would affect proposed planting on the landscape plan. A separate utility plan may be required.
5. Add the V.U.A. landscape area requirements (20% of the gross VUA) to the Landscape Calculations.

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SITE PLAN REVIEW AND COMMENT

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Division: Planning

Member: Kevin Erwin
828-6534

Project Name: The Granduer

Case #: 83-R-02

Date: August 13, 2002

Comments: Site Plan Level II, 7 unit townhouse development.

1. This is a new use and must meet all current code requirements.
2. Provide a lot plan for each owner and calculate the square footage for each lot.
3. Show the property line and associated setbacks on the elevation drawings. Show the line indicating half the height of the building on the elevation drawings.
4. Discuss pool location with the Zoning Rep.
5. Provide setback dimensions for the fence and decorative columns.
6. Discuss sidewalk location with the Engineering Rep. A minimum 3' sidewalk from the principle entrance to the public sidewalk is required.
7. Provide a narrative indicating how this project meets all of the requirements of Sec 47-19.33.
8. Discuss drive aisle width with Engineering Rep.
9. Discuss potential backout hazard for the two southwestern units with the Engineering Rep.
10. Provide a copy of the most current recorded plat and amendments, for the proposed site.
11. Provide a table indicating the required and all proposed setbacks for the project. This table is to be indicated on the site plan as a part of the site data information area, and any request to modify the setbacks are to be noted on the site plan.
12. Additional comments may be forthcoming at the DRC meeting.

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SITE PLAN REVIEW AND COMMENT
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Division: Police

Member: Det. C. Cleary-Robitaille
828-6419

Project Name: The Grandeur

Case #: 83-R-02

Date: 08/13/02

Comments:

The front doors appear to be full glass. I would recommend a solid wood door as an alternative due to security concerns.

Decorative wrought iron fencing is recommended instead of the six foot shadowbox fencing that is being shown. The shadow box fencing provides privacy for burglars as well as tenants.

All units should be equipped with an alarm system that includes perimeter control as well as a glass-breaking sensor system. All sliding glass doors should be treated with impact resistant materials.

Please submit comments in writing prior to DRC sign-off.

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SITE PLAN REVIEW AND COMMENT
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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Cabba, Inc./The Granduer

Case #: 83-R-02

Date: August 13, 2002

Comments:

1. Provide table indicating a minimum of two thousand (2,000) sq ft per dwelling unit pursuant to Section 47-18.33.B.1.
2. A minimum of twenty-five (25) percent of the townhouse group's front façade shall be setback an additional five (5) from the rest of the front façade pursuant to Section 47-18.33.B.3.
3. Provide pedestrian/utility easements for the front, side and rear yards pursuant to Section 47-18.33.B.5 (a-c).
4. A three (3) foot sidewalk shall be provided from each principal entrance to the public sidewalk pursuant to Section 47-18.33.B.10.
5. Any portion of the building exceeding twenty-two (22) feet at the side yard shall setback an additional one (1) foot for each additional foot in height above twenty-two (22) feet pursuant to Section 47-18.33.B.5.d.
6. Additional comments may be forthcoming at the DRC meeting.